



# SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM (Residential)

1 **SELLER** (*Indicate Marital Status*): Deborah Thomas, J S T PROPERTIES LTD

5 **PROPERTY:** 207 South Main Street, Louisiana, MO 63353

### 1. NOTICE TO SELLER.

8 Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if  
9 space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material  
10 defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability  
11 for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to  
12 assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.  
13 If residential dwelling on Property was built prior to 1978, SELLER is required to complete the federally mandated  
14 Lead Based Paint Disclosure Addendum.

### 2. NOTICE TO BUYER.

17 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute  
18 for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a  
19 warranty or representation by the Broker(s) or their licensees.

### 3. OCCUPANCY.

22 Approximate age of Property? 47 years How long have you owned? 47 years  
23 Does SELLER currently occupy the Property? ..... Yes  No   
24 If "No", how long has it been since SELLER occupied the Property? NA years/months

26  SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.

28 **4. TYPE OF CONSTRUCTION.**  Conventional/Wood Frame  Modular  Manufactured  
29  Mobile  Other: Brick and Wood frame

### 5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND DISCLOSURE ALSO.) ARE YOU AWARE OF:

- 33 a. Any fill or expansive soil on the Property? ..... Yes  No
- 34 b. Any sliding, settling, earth movement, upheaval or earth stability problems  
35 on the Property? ..... Yes  No
- 36 c. The Property or any portion thereof being located in a flood zone, wetlands  
37 area or **proposed** to be located in such as designated by FEMA which  
38 requires flood insurance? ..... Yes  No
- 39 d. Any drainage or flood problems on the Property or adjacent properties? ..... Yes  No
- 40 e. Any flood insurance premiums that you pay? ..... Yes  No
- 41 f. Any need for flood insurance on the Property? ..... Yes  No
- 42 g. Any boundaries of the Property being marked in any way? ..... Yes  No
- 43 h. The Property having had a stake survey? ..... Yes  No
- 44 i. Any encroachments, boundary line disputes, or non-utility easements  
45 affecting the Property? ..... Yes  No
- 46 j. Any fencing on the Property? ..... Yes  No   
47 If "Yes", does fencing belong to the Property? ..... N/A  Yes  No
- 48 k. Any diseased, dead, or damaged trees or shrubs on the Property? ..... Yes  No
- 49 l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? ..... Yes  No
- 50 m. Any oil/gas leases, mineral, or water rights tied to the Property? ..... Yes  No

52 **If any of the answers in this section are "Yes", explain in detail or attach other  
53 documentation:**

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<u>DT</u> SELLER	Initials	Initials	BUYER
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6. ROOF.

- a. Approximate Age: 10 years  Unknown Type: Composition
- b. Have there been any problems with the roof, flashing or rain gutters? ..... Yes  No   
If "Yes", what was the date of the occurrence? Wind Storm
- c. Have there been any repairs to the roof, flashing or rain gutters? ..... Yes  No   
Date of and company performing such repairs: 1 Crossman Construction
- d. Has there been any roof replacement? ..... Yes  No   
If "Yes", was it:  Complete or  Partial
- e. What is the number of layers currently in place? 1 layers or  Unknown.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

Complete roof replacement 10 years ago by Robinson's Roofing

7. INFESTATION. ARE YOU AWARE OF:

- a. Any termites or other wood destroying insects on the Property? ..... Yes  No
- b. Any other pests including rodents, bats or other nuisance wildlife? ..... Yes  No
- c. Any damage to the Property by wood destroying insects or other pests? ..... Yes  No
- d. Any termite, wood destroying insects or other pest control treatments on the Property in the last five (5) years? Under Contract w/ Aggro Pest Control ..... Yes  No   
If "Yes", list company, when and where treated
- e. Any current warranty, bait stations or other treatment coverage by a licensed pest control company on the Property? ..... Yes  No   
If "Yes", the annual cost of service renewal is \$ 150 and the time remaining on the service contract is due annually in May  
(Check one)  The treatment system stays with the Property or  the treatment system is subject to removal by the treatment company if annual service fee is not paid.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

Aggro Pest Control services bait stations regularly as a preventative measure. Our maintenance manager sprays on a regular basis for roaches & bed bugs

8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS

ARE YOU AWARE OF:

- a. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? ..... Yes  No
- b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? ..... Yes  No
- c. Any corrective action taken including, but not limited to piercing or bracing? ..... Yes  No
- d. Any water leakage or dampness in the house, crawl space or basement? ..... Yes  No
- e. Any dry rot, wood rot or similar conditions on the wood of the Property? ..... Yes  No
- f. Any problems with windows or exterior doors? ..... Yes  No
- g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? ..... Yes  No
- h. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? ..... N/A  Yes  No   
Date of any repairs, inspection(s) or cleaning? \_\_\_\_\_  
Date of last use? \_\_\_\_\_
- i. Does the Property have a sump pump? ..... Yes  No   
If "Yes", location: \_\_\_\_\_
- j. Any repairs or other attempts to control the cause or effect of any problem described above? .... Yes  No

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

\_\_\_\_\_

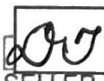
AG Initials      Initials  
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- 113 **9. ADDITIONS AND/OR REMODELING.**  
 114 a. Are you aware of any additions, structural changes, or other material alterations to  
 115 the Property? ..... Yes  No   
 116 If "Yes", explain in detail: \_\_\_\_\_  
 117  
 118 b. If "Yes", were all necessary permits and approvals obtained, and was all work in  
 119 compliance with building codes? ..... N/A  Yes  No   
 120 If "No", explain in detail: \_\_\_\_\_  
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- 123 **10. PLUMBING RELATED ITEMS.**  
 124 a. What is the drinking water source?  Public  Private  Well  Cistern  Other: \_\_\_\_\_  
 125 If well water, state type \_\_\_\_\_ depth \_\_\_\_\_ diameter \_\_\_\_\_ age \_\_\_\_\_  
 126 b. If the drinking water source is a well, has water been tested for safety? ..... N/A  Yes  No   
 127 If "Yes", when was the water last checked for safety? NA (attach test results)  
 128 c. Is there a water softener on the Property? ..... Yes  No   
 129 If "Yes", is it:  Leased  Owned? NA  
 130 d. Is there a water purifier system? ..... Yes  No   
 131 If "Yes", is it:  Leased  Owned?  
 132 e. What type of sewage system serves the Property?  Public Sewer  Private Sewer  
 133  Septic System, Number of Tanks \_\_\_\_\_  Cesspool  Lagoon  Other \_\_\_\_\_  
 134 f. Approximate location of septic tank and/or absorption field: \_\_\_\_\_  
 135  
 136 g. The location of the sewer line clean out trap is: East side of building on NE corner & SE corner  
 137 h. Is there a sewage pump on the septic system? ..... N/A  Yes  No   
 138 i. Is there a grinder pump system? ..... Yes  No   
 139 j. If there is a privately owned system, when was the septic tank, cesspool, or sewage  
 140 system last serviced? \_\_\_\_\_ By whom? N/A  
 141 k. Is there a sprinkler system? ..... Yes  No   
 142 Does sprinkler system cover full yard and landscaped areas? ..... N/A  Yes  No   
 143 If "No", explain in detail: \_\_\_\_\_  
 144 l. Are you aware of any leaks, backups, or other problems relating to any of the  
 145 plumbing, water, and sewage related systems? ..... Yes  No   
 146 m. Type of plumbing material currently used in the Property:  
 147  Copper  Galvanized  PVC  PEX  Other \_\_\_\_\_  
 148 The location of the main water shut-off is: \_\_\_\_\_  
 149 n. Is there a back flow prevention device on the lawn sprinkling system,  
 150 sewer or pool? ..... N/A  Yes  No   
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152 **If your answer to (l) in this section is "Yes", explain in detail or attach available**  
 153 **documentation:**  
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*of building*

  Initials  
 SELLER | SELLER  
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11. HEATING AND AIR CONDITIONING.

a. Does the Property have air conditioning? *Thomas Properties provides each AC unit* Yes  No   
 Central Electric  Central Gas  Heat Pump  Window Unit(s)

Unit	Age of Unit	Leased	Owned	Location	Last Date Serviced/By Whom?
1.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>age varies for each unit</i>	
2.		<input type="checkbox"/>	<input type="checkbox"/>		

b. Does the Property have heating systems? Yes  No   
 Electric  Fuel Oil  Natural Gas  Heat Pump  Propane  
 Fuel Tank  Other

Unit	Age of Unit	Leased	Owned	Location	Last Date Serviced/By Whom?
1.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>electric baseboard heaters replaced as needed</i>	
2.		<input type="checkbox"/>	<input type="checkbox"/>		

c. Are there rooms without heat or air conditioning? Yes  No   
If "Yes", which room(s)?

d. Does the Property have a water heater? Yes  No   
 Electric  Gas  Solar  Tankless

Unit	Age of Unit	Leased	Owned	Location	Capacity	Last Date Serviced/By Whom?
1.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>each lower unit has a water heater</i>		
2.		<input type="checkbox"/>	<input type="checkbox"/>	<i>it services the unit above</i>		

e. Are you aware of any problems regarding these items? Yes  No   
If "Yes", explain in detail:

[Empty box for explanation]

12. ELECTRICAL SYSTEM.

a. Type of material used:  Copper  Aluminum  Unknown

b. Type of electrical panel(s):  Breaker  Fuse  
Location of electrical panel(s): *2 panels, one in each unit plus in each laundry*

c. Are you aware of any problem with the electrical system? Yes  No   
If "Yes", explain in detail:

[Empty box for explanation]

13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

- a. Any underground tanks on the Property? Yes  No
- b. Any landfill on the Property? Yes  No
- c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? Yes  No
- d. Any contamination with radioactive or other hazardous material? Yes  No
- e. Any testing for any of the above-listed items on the Property? Yes  No
- f. Any professional testing for radon on the Property? Yes  No
- g. Any professional mitigation system for radon on the Property? Yes  No
- h. Any professional testing/mitigation for mold on the Property? Yes  No
- i. Any other environmental issues? Yes  No
- j. Any controlled substances ever manufactured on the Property? Yes  No
- k. Any methamphetamine ever manufactured on the Property? Yes  No

(In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been produced on the Property, or if any resident of the Property has been convicted of the production of a controlled substance.)

If any of the answers in this section are "Yes", explain in detail or attach test results and other documentation:

[Empty box for documentation]

*as* [ ] Initials  
SELLER SELLER

[ ] [ ] Initials  
BUYER BUYER

- 210 **14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**
- 211 a. The Property located outside of city limits? ..... Yes  No
- 212 b. Any current/pending bonds, assessments, or special taxes that
- 213 apply to Property? ..... Yes  No
- 214 If "Yes", what is the amount? \$ \_\_\_\_\_
- 215 c. Any condition or proposed change in your neighborhood or surrounding
- 216 area or having received any notice of such? ..... Yes  No
- 217 d. Any defect, damage, proposed change or problem with any
- 218 common elements or common areas? ..... Yes  No
- 219 e. Any condition or claim which may result in any change to assessments or fees? ..... Yes  No
- 220 f. Any streets that are privately owned? ..... Yes  No
- 221 g. The Property being in a historic, conservation or special review district that
- 222 requires any alterations or improvements to the Property be approved by a
- 223 board or commission? ..... Yes  No
- 224 h. The Property being subject to tax abatement? ..... Yes  No
- 225 i. The Property being subject to a right of first refusal? ..... Yes  No
- 226 If "Yes", number of days required for notice: \_\_\_\_\_
- 227 j. The Property being subject to covenants, conditions, and restrictions of a
- 228 Homeowner's Association or subdivision restrictions? ..... Yes  No
- 229 k. Any violations of such covenants and restrictions? ..... N/A  Yes  No
- 230 l. The Homeowner's Association imposing its own transfer fee and/or
- 231 initiation fee when the Property is sold? ..... N/A  Yes  No
- 232 If "Yes", what is the amount? \$ 0
- 233 m. The Property being subject to a Homeowners Association fee? ..... Yes  No
- 234 If "Yes", Homeowner's Association dues are paid in full until N/A in the amount of
- 235 \$ \_\_\_\_\_ payable  yearly  semi-annually  monthly  quarterly, sent to:
- 236 \_\_\_\_\_ and such includes:
- 237 \_\_\_\_\_

238 Homeowner's Association/Management Company contact name, phone number, website, or email address:

239 N/A

242 n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes  No

244 **If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:**

245 N/A

249 **15. PREVIOUS INSPECTION REPORTS.**

250 Has Property been inspected in the last twelve (12) months? ..... Yes  No

251 If "Yes", a copy of inspection report(s) are available upon request.

- 253 **16. OTHER MATTERS. ARE YOU AWARE OF:**
- 254 a. Any of the following?
- 255  Party walls  Common areas  Easement Driveways ..... Yes  No
- 256 b. Any fire damage to the Property? ..... Yes  No
- 257 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? ..... Yes  No
- 258 d. Any violations of laws or regulations affecting the Property? ..... Yes  No
- 259 e. Any other conditions that may materially affect the value
- 260 or desirability of the Property? ..... Yes  No
- 261 f. Any other condition, including but not limited to financial, that may prevent
- 262 you from completing the sale of the Property? ..... Yes  No
- 263 g. Any animals or pets residing in the Property during your ownership? only 25 lbs or less ..... Yes  No
- 264 h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? very few ..... Yes  No
- 265 i. Missing keys for any exterior doors, including garage doors to the Property? ..... Yes  No
- 266 List locks without keys \_\_\_\_\_
- 267 j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? ..... Yes  No
- 268 k. Any unrecorded interests affecting the Property? ..... Yes  No

OS Initials \_\_\_\_\_ Initials

- 269 i. Anything that would interfere with giving clear title to the BUYER? ..... Yes  No
- 270 m. Any existing or threatened legal action pertaining to the Property? ..... Yes  No
- 271 n. Any litigation or settlement pertaining to the Property? ..... Yes  No
- 272 o. Any added insulation since you have owned the Property? ..... Yes  No
- 273 p. Having replaced any appliances that remain with the Property in the  
274 past five (5) years? ..... Yes  No
- 275 q. Any transferable warranties on the Property or any of its  
276 components? ..... Yes  No
- 277 r. Having made any insurance or other claims pertaining to the Property  
278 in the past five (5) years? ..... Yes  No
- 279 If "Yes", were repairs from claim(s) completed? ..... N/A  Yes  No
- 280 s. Any use of synthetic stucco on the Property? ..... Yes  No
- 281

282 **If any of the answers in this section are "Yes", explain in detail:**

283 *Thomas Properties has maintained insulation as*  
 284 *needed. Appliances frequently replaced as needed.*

287 **17. UTILITIES.** Identify the name and phone number for utilities listed below.

288 Electric Company Name: Ameren Phone #: 866-268-3729  
 289 Gas Company Name: N/A Phone #: \_\_\_\_\_  
 290 Water Company Name: City of Louisiana Phone #: 573-754-4132  
 291 Trash Company Name: Meridian Waste Phone #: 314-291-3131  
 292 Other: \_\_\_\_\_ Phone #: \_\_\_\_\_  
 293 Other: \_\_\_\_\_ Phone #: \_\_\_\_\_

295 **18. ELECTRONIC SYSTEMS AND COMPONENTS.**

296 Any technology or systems staying with the Property? ..... N/A  Yes  No

297 If "Yes" list:

298 *There are 4 security cameras on the building.*

301 Upon Closing SELLER will provide BUYER with codes and passwords, or items will be reset to factory settings.

303 **19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).**

304 The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and  
 305 Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for  
 306 what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in  
 307 Subparagraphs 1b and 1c of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1  
 308 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-  
 309 printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and  
 310 the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the  
 311 "Additional Inclusions" and/or the "Exclusions" in Paragraph 1b and/or 1c, all existing improvements on the Property  
 312 (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried,  
 313 nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property,  
 314 including, but not limited to:

- |   |  |
|---|--|
| 315 Attached shelves, racks, towel bars | Fireplace grates, screens, glass doors |
| 316 Attached lighting                   | Mounted entertainment brackets         |
| 317 Attached floor coverings            | Plumbing equipment and fixtures        |
| 318 Bathroom vanity mirrors,            | Storm windows, doors, screens          |
| 319 attached or hung                    | Window blinds, curtains, coverings     |
| 320 Fences (including pet systems)      | and window mounting components         |

321  Initials \_\_\_\_\_ Initials

322 SELLER SELLER BUYER BUYER

324 **Fill in all blanks using one of the abbreviations listed below.**  
 325 "OS" = Operating and Staying with the Property (any item that is performing its intended function).  
 326 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable  
 327 Condition.  
 328 "NA" = Not applicable (any item not present).  
 329 "NS" = Not staying with the Property (item should be identified as "NS" below.)

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 331  
 332 OS Air Conditioning Window Units, # 20  
 333 NA Air Conditioning Central System  
 334 NA Attic Fan  
 335 NA Ceiling Fan(s), # \_\_\_\_\_  
 336 NA Central Vac and Attachments  
 337 OS Closet Systems, Location 4 total per unit  
 338 OS Camera-Surveillance Equipment  
 339 NA Doorbell  
 340 NA Electric Air Cleaner or Purifier  
 341 NA Electric Car Charging Equipment  
 342 OS Exhaust Fan(s) - Baths 1 per bathroom  
 343 NA Fences - Invisible & Controls  
 344 Fireplace(s), # NA  
 345 Location #1 \_\_\_\_\_ Location #2 \_\_\_\_\_  
 346 NA Chimney \_\_\_\_\_ NA Chimney \_\_\_\_\_  
 347 Gas Logs \_\_\_\_\_ Gas Logs \_\_\_\_\_  
 348 Gas Starter \_\_\_\_\_ Gas Starter \_\_\_\_\_  
 349 Heat Re-circulator \_\_\_\_\_ Heat Re-circulator \_\_\_\_\_  
 350 Insert \_\_\_\_\_ Insert \_\_\_\_\_  
 351 Wood Burning \_\_\_\_\_ Wood Burning \_\_\_\_\_  
 352 Other \_\_\_\_\_ Other \_\_\_\_\_  
 353 NA Fountain(s)  
 354 OS Furnace/Heat Pump/Other Heating System electric base board  
 355 NA Garage Door Keyless Entry  
 356 Garage Door Opener(s), # \_\_\_\_\_  
 357 Garage Door Transmitter(s), # \_\_\_\_\_  
 358 Generator  
 359 Humidifier  
 360 Intercom  
 361 Jetted Tub  
 362 KITCHEN APPLIANCES  
 363 Cooking Unit  
 364 OS Stove/Range  
 365 OS Elec. Gas Convection  
 366 NA Built-in Oven (stove)  
 367 OS Elec. Gas Convection  
 368 NA Cooktop Elec. Gas  
 369 NA Microwave Oven Tenant provides  
 370 NA Dishwasher  
 371 NA Disposal  
 372 NA Freezer  
 373 NA Location \_\_\_\_\_  
 374 OS Refrigerator (#1)  
 375 Location Kitchen  
 376 NA Refrigerator (#2)  
 377 Location \_\_\_\_\_  
 378 NA Trash Compactor

2 Laundry - Washer upper & lower  
2 Laundry - Dryer levels  
 Elec.  Gas  
 MOUNTED Entertainment Equipment  
 NA TV, Location NA  
 TV, Location \_\_\_\_\_  
 TV, Location \_\_\_\_\_  
 TV, Location \_\_\_\_\_  
 NA Speakers, Location \_\_\_\_\_  
 Speakers, Location \_\_\_\_\_  
 Other/Location \_\_\_\_\_  
 Other/Location \_\_\_\_\_  
 Other/Location \_\_\_\_\_  
 Other/Location \_\_\_\_\_  
 NA Outside Cooking Unit  
 NA Propane Tank  
 Owned  Leased  
 OS Security System  
 Owned  Leased  
 OS Smoke/Fire Detector(s), # 1 per unit  
 NA Shed(s), # \_\_\_\_\_  
 NA Spa/Hot Tub  
 NA Spa/Sauna  
 NA Spa Equipment  
 NA Sprinkler System Auto Timer  
 NA Sprinkler System Back Flow Valve  
 Sprinkler System (Components & Controls)  
 Statuary/Yard Art  
 Swing set/Playset  
 Sump Pump(s), # \_\_\_\_\_  
 Swimming Pool (Swimming Pool Rider Attached)  
 Swimming Pool Heater  
 Swimming Pool Equipment  
 TV Antenna/Receiver/Satellite Dish  
 Owned  Leased  
 OS Water Heater(s)  
 NA Water Softener and/or Purifier  
 Owned  Leased  
 NA Wood Burning Stove  
 OS Yard Light  
 Elec.  Gas  
 NA Boat Dock, ID# \_\_\_\_\_  
 Other \_\_\_\_\_  
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 SELLER | SELLER  
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 BUYER | BUYER

379 Disclose any material information and describe any significant repairs, improvements or alterations to the Property not  
380 fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,  
381 invoices, notices or other documents describing or referring to the matters revealed herein:

382 *In 2016 Brian Bernard, wrought iron fabricator &  
383 welder, custom made & installed wrought iron railing*

386 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing  
387 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or  
388 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to  
389 prospective BUYER of the Property and to real estate brokers and licensees. SELLER will promptly notify Licensee  
390 assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee  
391 assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER  
392 and BUYER initial and date any changes and/or attach a list of additional changes. If attached, # \_\_\_\_\_ of  
393 pages).

394  
395 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**  
396 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**  
397 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**  
398

401 *Deborah Thomas 12-30-25*  
402 SELLER DATE

SELLER DATE

405 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

- 406  
407 1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge  
408 and SELLER need only make an honest effort at fully revealing the information requested.  
409 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or licensees  
410 concerning the condition or value of the Property.  
411 3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s)  
412 (including any information obtained through the Multiple Listing Service) by an independent investigation of my own.  
413 I have been specifically advised to have Property examined by professional inspectors.  
414 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.  
415 5. I specifically represent there are no important representations concerning the condition or value of Property made  
416 by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.  
417

418  
419  
420  
421 BUYER DATE

BUYER DATE

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